

May 3, 2007

Meeting Notes- Land Use Committee

1. Opening Comments:
Myrt mentioned that if we want to complete our report by the September Task Force Meeting we need to complete the Findings phase in June, complete our recommendations in July, and have a draft ready for review by the committee not later than mid August.
2. There were no changes to the agenda
3. Viewshed Planning: Bob Horne, City of Whitefish Director of Planning and Task Force member gave an informative talk on planning alternative for viewsheds. A long and useful discussion followed.
Major Points were:
 - You can start viewshed planning by driving around the community and observing what you like and don't like.
 - One alternative is to use image based vista's (scenic resources) that are important to the community, -snapshots. These can be developed into overlays with development requirements. The requirements may exist over long distances.
 - Another alternative is corridor based where areas along side major roads in scenic areas are given development requirements that emphasize the nearby view.
 - Visual impact mitigation emphasizes the background views.
 - A fourth alternative is a mix between image based and corridor requirements.
 - In scenic areas cluster development can be encouraged by allowing higher density if open space is preserved. Clusters have less impact on views that dispersed development.
4. Park and Rec Map: a map from the county Park and Rec Dept was examined by the committee. Discussion centered around determining areas where there are not enough parks.
5. County Lot Size: Jeff Harris presented some detailed data on county lot numbers and sizes for the years 2000-2006 and summary data that went back to 1973.
6. Next Meeting (17 May)
At the next meeting we will have Tom Reynolds of the County GIS Dept. We hope that Tom can overlay some mapping data so we can see the intersections between important types of land resources. Marilyn Wood from the Flathead Land Trust will also be invited to talk about conservation easements.

Committee members were asked by Myrt to take some pictures of what they liked and did not like regarding views in the county. These could be used to continue the discussion on viewshed planning.